

ZONING AND BUILDING AGENDA

DECEMBER 15, 2009

THE ZONING BOARD OF APPEALS RECOMMENDATION

301179 DOCKET #8531 - LOUIS J. AND CATHERINE E. PIKUL, Owners, 10601 West Altgeld Street, Melrose Park, Illinois 60164. Application (No. SU-09-10; Z09035). Submitted by John J. Pikarski, Jr., Gordon and Pikarski, Owner, 303 West Madison Street, Suite 1800, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for three dwelling units (existing residence) in Section 29 of Leyden Township. Property consists of .30 of an acre located on the southwest corner of West Altgeld Street and North Geneva Avenue in Leyden Township, County Board District #16. Intended use: Three dwelling unit building. **Recommendation: That the application be granted with conditions, that nothing other than passenger vehicles be parked overnight on the property. Secondly, that the front door be properly marked with something that will help emergency vehicles identify where the three units are within the building. Thirdly, that there is to be no parking on the public right of way. Fourthly, there should be no more than six cars that are owned or leased by the residents of the dwelling on the premises at any given time.**

Conditions: Yes

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATION

304166 DOCKET #8598 – J. Merino, Owner, Application (No. V-09-81): Variation to reduce left side yard setback from 10 feet to 4 feet (existing); reduce right side yard setback from 10 feet to 2 feet (existing); increase height of fence in front yard from 3 feet to 4 feet 10 inches (existing); and increase height of fence poles in front yard from 3 feet to 6 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the west side of St. Louis, approximately 137 feet south of Palmer Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None